

ORDINANCE NUMBER 2018-_____

AN ORDINANCE AMENDING THE WEBER COUNTY LAND USE CODE TO ADD FLEXIBLE LOT WIDTH AND LOT AREA STANDARDS INTO THE SUBDIVISION CODE FOR THE A-1 AND A-2 ZONES IN A MANNER THAT ALLOWS FLEXIBILITY AND DIVERSITY OF LOT TYPES IN A SUBDIVISION WHILE NOT INCREASING OVERALL DWELLING UNIT DENSITY OF AN AREA.

WHEREAS, the Board of Weber County Commissioners (herein "Board") has heretofore adopted land use regulations regarding the subdivision of land; and

WHEREAS, the Board has determined that certain provisions in these regulations should include more flexible lot standards; and

WHEREAS, the Board is desirous to modify these regulations to offer more flexible standards for subdivision lots while not increasing an area's overall density; and

WHEREAS, after public hearing on June 27, 2018, the Ogden Valley Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

WHEREAS, after public hearing on July 10, 2018, the Western Weber Planning Commission offered the Board a positive recommendation for the attached ordinance amendments.

WHEREAS, the Board finds that the amendments found herein are not contrary to the general plans; and

WHEREAS, the Board finds that the amendments found herein will better achieve the desired outcomes for flexible lot standards, and promote the general public welfare.

NOW THEREFORE, the Board hereby adopts the modifications below and incorporates them into the Weber County Land Use Code

See Exhibit A (Clean Copy) and Exhibit B (Track Changes)

This ordinance shall become effective fifteen (15) days after publication.

PASSED, ADOPTED, AND ORDERED PUBLISHED THIS _____ DAY OF _____, 2018.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By _____,
James H. "Jim" Harvey, Chair

Commissioner Harvey voted _____
Commissioner Ebert voted _____
Commissioner Jenkins voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

1 **PART II – LAND USE CODE**

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3 **CHAPTER 5. - AGRICULTURAL ZONE A-1**

4 ...

5 **Sec. 104-5-7. - Site development standards.**

6 The following site development standards apply to the Agriculture Zone A-1:

	Permitted and Conditional Uses	Permitted Uses Requiring 2 and 5 Acres Minimum
Minimum lot area, unless developed under the provisions of Section 106-2-4.	40,000 sq. feet	2 acres - 5 acres
Minimum lot width, , unless developed under the provisions of Section 106-2-4.	150 feet	150 feet

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8 **CHAPTER 7. - AGRICULTURAL A-2 ZONE**

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10 **Sec. 104-7-6. - Site development standards.**

11 The following site development standards apply to the Agriculture Zone A-2:

		Permitted and Conditional Uses	Permitted Uses Requiring 5 Acres
Minimum lot area			
	Single-family dwelling, unless developed under the provisions of Section 106-2-4.	40,000 sq. ft.	

	Other	2 acres	5 acres
Minimum lot width, unless developed under the provisions of Section 106-2-4.		150 feet	300 feet

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14 **Title 106 - SUBDIVISIONS**

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16 **CHAPTER 2. - SUBDIVISION STANDARDS**

17 ...

18 **Sec. 106-2-4. - Lots.**

19 (a) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for
20 buildings, and be properly related to topography and to existing and probable future requirements.

21 (b) All lots shown on the subdivision plat must conform to the minimum area and width requirements of
22 the Land Use Code for the zone in which the subdivision is located, except:

23 (1) When otherwise permitted by the granting of a variance by the board of adjustment as authorized
24 by the Land Use Code;

25 (2) When in accordance with the cluster subdivision provisions of the Land Use Code;

26 (3) As required by the county health officer as being the minimum area necessary for septic tank
27 disposal and water well protection if greater than the above area requirements;

28 (4) For "restricted lots" and lots with a designated "building area", the minimum area and width
29 requirements shall be increased in accordance with the slope density tables contained in the Land
30 Use Code.

31 (5) in the A-1 and A-2 zones, the following flexible lot area and width standards shall be allowed
32 provided sufficient diversity of lot sizes and widths, and that the base density of the overall
33 subdivision is not increased:

34 a. Minimum lot area: 20,000 square feet.

35 b. Minimum lot width: 80 feet.

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1 **PART II – LAND USE CODE**

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3 **CHAPTER 5. - AGRICULTURAL ZONE A-1**

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5 **Sec. 104-5-7. - Site development standards.**

6 The following site development standards apply to the Agriculture Zone A-1:

	Permitted and Conditional Uses	Permitted Uses Requiring 2 and 5 Acres Minimum
Minimum lot area, unless developed under the provisions of Section 106-2-4.	40,000 sq. feet	2 acres - 5 acres
Minimum lot width, unless developed under the provisions of Section 106-2-4.	150 feet	150 feet

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8 **CHAPTER 7. - AGRICULTURAL A-2 ZONE**

9 ...

10 **Sec. 104-7-6. - Site development standards.**

11 The following site development standards apply to the Agriculture Zone A-2:

	Permitted and Conditional Uses	Permitted Uses Requiring 5 Acres
Minimum lot area		
<div>Single-family dwelling, unless developed under the provisions of Section 106-2-4.</div>	40,000 sq. ft.	

	Other	2 acres	5 acres
Minimum lot width, unless developed under the provisions of Section 106-2-4.		150 feet	300 feet

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14 Title 106 - SUBDIVISIONS

15 ...

16 CHAPTER 2. - SUBDIVISION STANDARDS

17 ...

18 Sec. 106-2-4. - Lots.

19 (a) The lot arrangement and design shall be such that lots will provide satisfactory and desirable sites for
20 buildings, and be properly related to topography and to existing and probable future requirements.

21 (b) All lots shown on the subdivision plat must conform to the minimum area and width requirements of
22 the Land Use Code for the zone in which the subdivision is located, ~~or~~[except](#):

23 (1) ~~Except as~~[When](#) otherwise permitted by the granting of a variance by the board of adjustment as
24 authorized by the Land Use Code;

25 (2) ~~Where~~[When](#) in accordance with the cluster subdivision provisions of the Land Use Code;

26 (3) As required by the county health officer as being the minimum area necessary for septic tank
27 disposal and water well protection if greater than the above area requirements;

28 (4) For "restricted lots" and lots with a designated "building area", the minimum area and width
29 requirements shall be increased in accordance with the slope density tables contained in the Land
30 Use Code.

31 [\(5\) in the A-1 and A-2 zones, the following flexible lot area and width standards shall be allowed](#)
32 [provided sufficient diversity of lot sizes and widths, and that the base density of the overall](#)
33 [subdivision is not increased:](#)

34 [a. Minimum lot area: 20,000 square feet.](#)

35 [b. Minimum lot width: 80 feet.](#)

36 ...